



11 Great Close Road, St Erme, Truro, TR4 9FS  
£330,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features

- 2018 built semi-detached house
- Quiet yet convenient village location, 3 miles from Truro
- Great build quality & above the norm specification
- Three bedrooms, master en-suite, family bathroom
- Open plan living/dining/kitchen, WC
- Landscaped rear garden
- Tandem parking for two cars
- Video tour available





*A modern semi-detached house in a quiet village location only 3 miles from Truro. Three bedroom, master en-suite accommodation with above the norm specification as well as a landscaped garden and two tandem parking spaces.*





# The Property

This modern semi-detached house was completed in 2018 by well renowned developer Burrington Estates who set out to create luxury homes of distinction with every build. 11 Great Close Road is no exception with fantastic proportions and above the norm specification top to bottom throughout this delightful home.

Entering the property there is an entrance hallway with gorgeous panelled walls, integrated storage and cloakroom. A door opens to a stunning open plan kitchen/dining/living space with karndean flooring throughout. The room is filled with natural light with windows to front and rear and the double opening doors provide seamless integration to the rear garden. The kitchen is of high quality with fitted appliances, gas hobs and laminate worktops. There is further storage space under the stairs. The panelled wall stairs rise to the first floor where a good-sized landing with further integrated storage provides access to all of the bedrooms and family bathroom. The master bedroom is a great size with integral wardrobes and the benefit of a luxurious tiled en-suite with walk in shower. The second bedroom is another large double and the third a great sized single whilst the family bathroom is again of high quality with textured tiling and shower over the large bath.

Outside the garden has been landscaped by the current owners to provide a level, low maintenance entertaining space enjoying day round sunshine. Good quality artificial grass and a composite decked seating area are enclosed by high stone clad walls and planters and there is a useful side access back to the front and stairs rising at the rear to the two tandem parking spaces.

There is much more than meets the eye with this house and is perfect for those looking for a ready to move in opportunity.





# The Location

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St Erme is a village connected to Trispen, located 3 miles North of Truro. The village has a great community spirit and offers amenities including a village store, community centre, village hall, two churches and medical centre. There is a primary school in the village and Penair Secondary School is around 5 miles away. You have great convenience for Truro being less than a 10 minute drive from the city centre with buses heading to and from on a regular basis. The A30 is very easily accessible within 5 minutes meaning the wider county of Cornwall is easy to reach in both directions. The village is surrounded by truly wonderful countryside in all directions with so many scenic walks on your doorstep. You are equidistant between the North and South coasts here with Perranporth beach only being a 15 minute drive away and offering three miles of soft golden sand.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



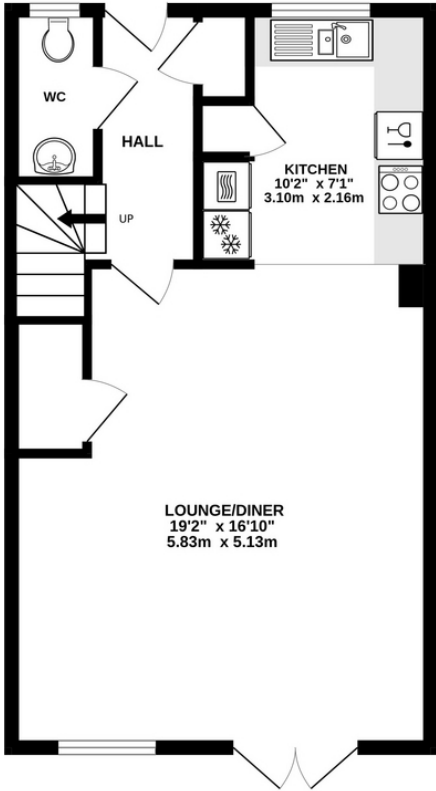




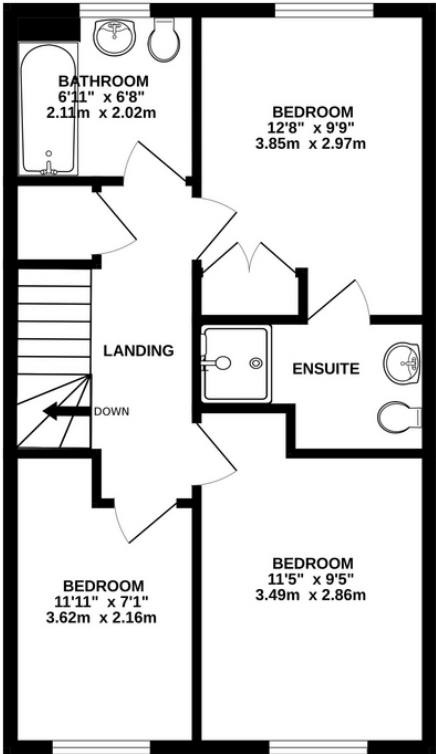


# Floorplan

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Property Information

Tenure: Freehold

Estate Charge: £218 per year.

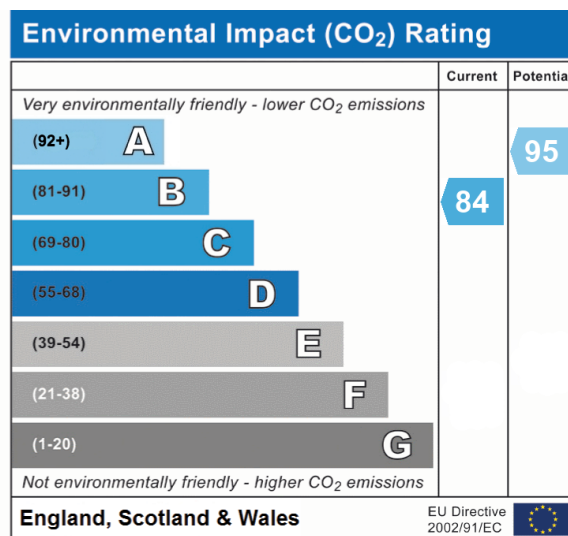
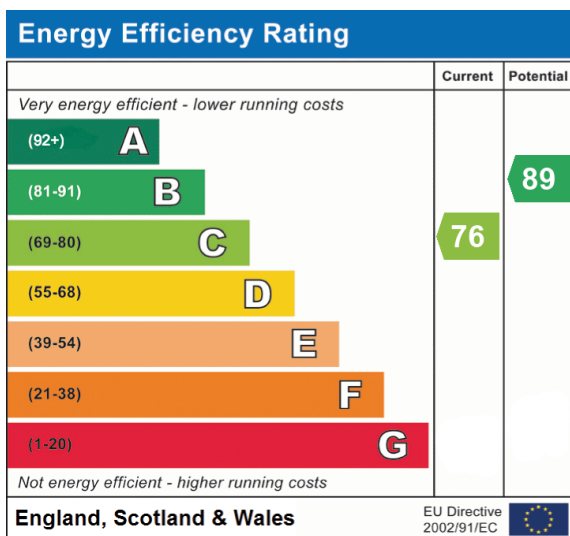
Council Authority: Cornwall

Council Tax Band: C

Services: Mains water, electric and drainage. Communal LPG gas for the estate is metered to each individual property.

Mobile Signal Externally: Besdt networks EE & O2 (good outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

